





# EL PASO DESERT BOTANICAL GARDEN AT KEYSTONE HERITAGE PARK

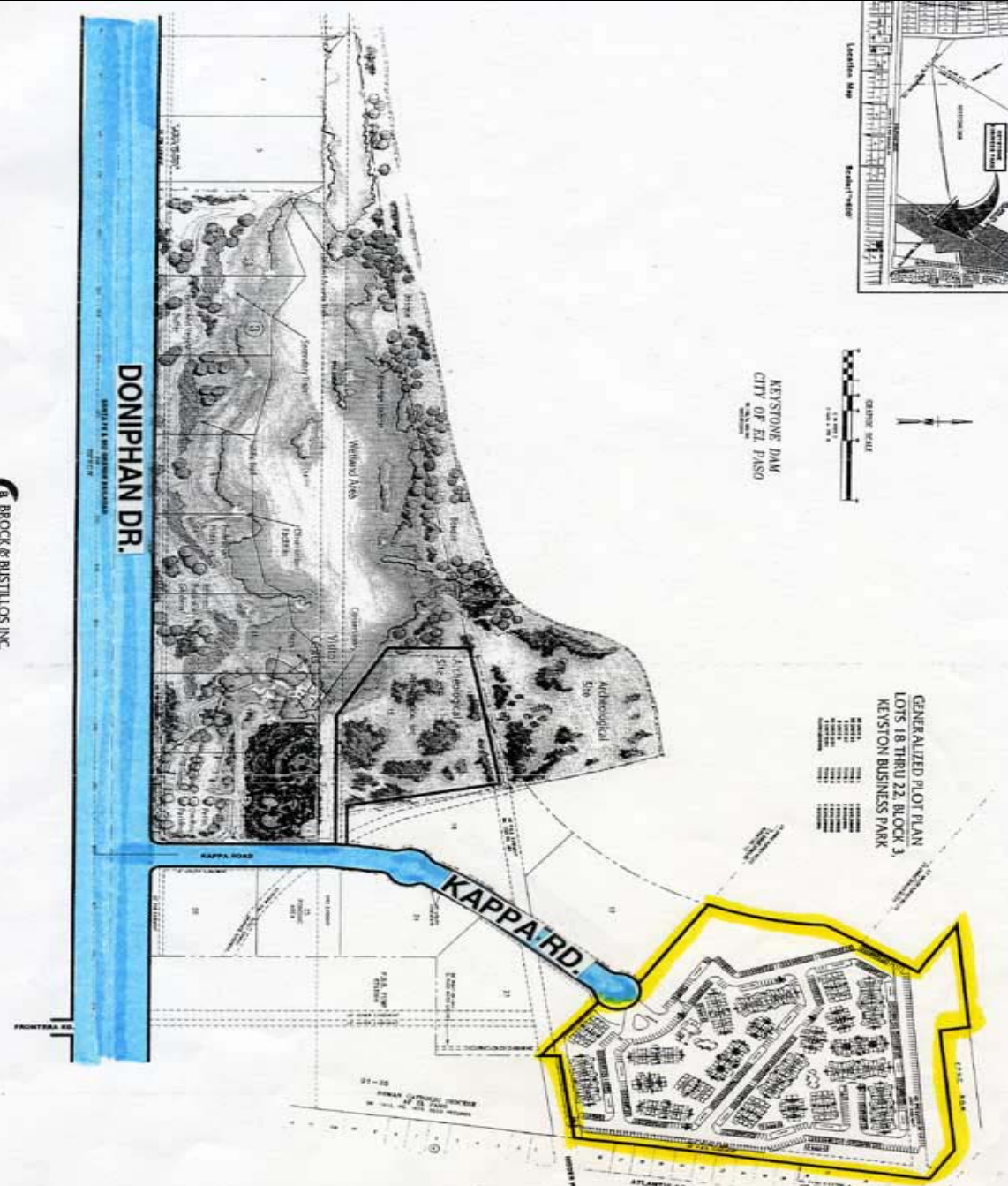


**JUNIOR LEAGUE OF EL PASO, INC.**  
Women building better communities



[RotaryElPaso.org](http://RotaryElPaso.org)

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CHIHUAHUA DESERT LANDSCAPE ARCHITECTURE  
(915) 585-8114 [URBANOASIS@SBCGLOBAL.NET](mailto:URBANOASIS@SBCGLOBAL.NET)





**ZON04-00036**



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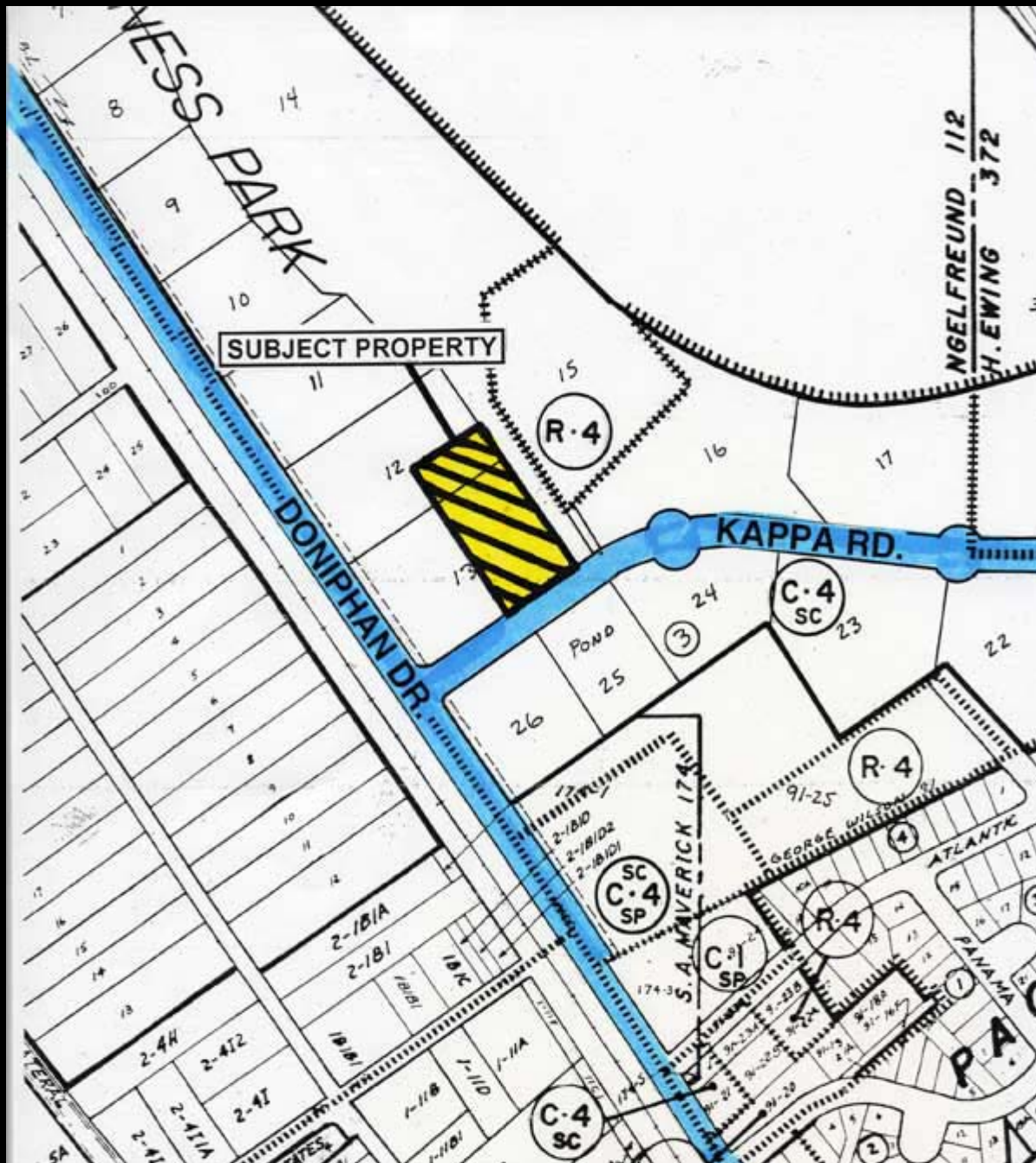




**ZON04-00036**







**RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN No. ZON04-00036, FOR LOTS 12 AND 13 OF KEYSTONE BUSINESS PARK (4200 DONIPHAN), PURSUANT TO A ZONING CONDITION IMPOSED BY ORDINANCE No. 008930. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, **KEYSTONE HERITAGE PARK INC.** (the "Applicant(s)") applied for approval of a detailed site development plan pursuant to a contract condition to permit the construction and development of a botanical garden; and

WHEREAS, a report was made by the staff to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject detailed site development plan; and

WHEREAS, the subject detailed site development plan has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. Pursuant to a contract condition, the City Council hereby approves the detailed site development plan submitted by the Applicants, to permit the construction and development of a botanical garden on the following described property which is located in a C-4/sc (Commercial/special contract) District:

*Lot 12 and 13 of Block 3, of Keystone Business Park, El Paso, El Paso County, Texas, and municipally numbered as 4200 Doniphan.*

A copy of the approved detailed site development plan, signed by the Applicants, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the C-4/sc (Commercial/special contract) District regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-4/sc (Commercial/special contract) District**. Such agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan



Commission before building permits are issued.

4. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this 27<sup>th</sup> day of April 2004.

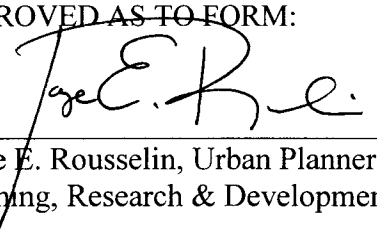
THE CITY OF EL PASO

\_\_\_\_\_  
Joe Wardy, Mayor

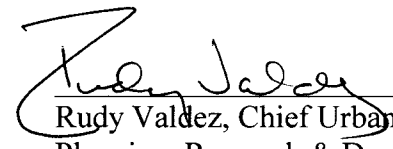
ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Jorge E. Rousselin, Urban Planner  
Planning, Research & Development

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Rudy Valdez, Chief Urban Planner  
Planning, Research & Development

(Agreement on following page)

## DEVELOPMENT AGREEMENT

By execution hereof, We, **Keystone Heritage Park Inc.**, the Applicant(s) identified in the Resolution to which this Development Agreement is attached, hereby covenant and agree to develop the property legally described as *Lot 12 and 13 of Block 3, of Keystone Business Park, El Paso, El Paso County, Texas, and municipally numbered as 4200 Doniphan*, in accordance with the approved detailed site development plan attached hereto as Exhibit "A" and incorporated herein by reference and in accordance with the standards applicable to the **C-4/sc (Commercial/special contract) District** located within the City of El Paso.

EXECUTED this 13 day of April, 2004.

**Keystone Heritage Park Inc.**

[Signature]  
Name

## ACKNOWLEDGMENT

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this 13 day of April, 2004, by **Keystone Heritage Park Inc.**, as Applicants.

My Commission Expires:

[Signature]  
Notary Public, State of Texas

Notary's Printed or Typed Name:

Gonzalo Escajeda

